



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 71

WEST CHESTER, PENNSYLVANIA, OCTOBER 05, 2023

No. 40

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(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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[71 Ches. Co. Rep. In the interest of: J.B., a minor

When an Application to File a Private Dependency Petition is filed, this Court must first determine whether the application includes the required information listed in 237 Pa. Code § 1320. A review of the Application by this court found that Petitioners included their names, the name of the alleged dependent child, their relationship to the child, the child's date of birth and address, the name and address of the child's guardian, information regarding the child's Native American heritage, a concise statement of facts in support of the allegations, and a statement that the applying person has reported the circumstances underlying this application to the county agency or a reason for not having reported the circumstances underlying the application. The Application was verified and signed by Petitioners Mary Ann Pastalone and Richard Mascitti. Having met the content requirements, this court scheduled the § 1321 hearing to be heard by a Hearing Officer on June 22, 2023.

In response, the Agency filed a Motion to Intervene and to have both that motion and the Application to be heard by a Judge. Both hearings were then timely scheduled on June 30, 2023. After testimony and argument, the Agency was permitted to intervene over the objection of Petitioners.

In accordance with 237 Pa. Code § 1321, this court next heard testimony to determine “1) if there are sufficient facts alleged to support a petition of dependency; and 2) whether the person applying for the petition is a proper party to the proceedings.” We note that the Agency's appeal is limited to whether sufficient facts were alleged; they are not challenging whether Petitioners are proper parties to the proceedings.

Petitioners presented the testimony of Mary Ann Pastalone on June 30, 2023 and July 10, 2023. In summary, Ms. Pastalone testified that she is the child's maternal grandmother, and joint Petitioner Richard Mascitti is her fiancée. J.B. (“Child”) is her grandson, and he will be four years-old on August 16, 2023. She contacted the Agency in 2022 to get help for her daughter, Samantha Pastalone (“Mother”).² Mother had been diagnosed with “rapid cycling” bipolar disorder, ADHD, ODD, antisocial personality disorder, and a “laundry list” of other mental health issues. Currently, Child was living in Ms. Pastalone's home, and Ms. Pastalone's sister, Colleen Paoletti, watched Child during the day while Ms. Pastalone was at work.

Mother and Child first came to stay with Ms. Paoletti and then Ms. Pastalone after they were evicted from the Golf Club Apartments in Chester County on March 2, 2023. Mother and Child had lived at the Golf Club Apartments from September 2021 to March 2023. Ms. Pastalone was initially on the lease, but her name was removed at the time of renewal after Mother obtained a Section 8 voucher. Ms. Pastalone's household consisted of her, Mr. Mascitti, and her younger daughters, Vicki and Christina. Mother had lived with Ms. Pastalone many years ago. Ms. Pastalone testified that Mother and Child had not lived with Lamar Boone, J.B.'s father, since they moved to Pennsylvania in 2020. She believed that he may live in

² Samantha Pastalone was present on both June 30, 2023 and July 10, 2023. She did not file a Motion to Intervene but was permitted to remain in the courtroom as an observer.

Atlantic City, New Jersey.

Ms. Pastalone asked Mother to leave her home in March 2023. She testified that it was difficult to live with Mother when she was in a manic state; Mother would leave the home for extended periods of time leaving either Ms. Pastalone or Ms. Paoletti in the caretaking role for Child. Ms. Pastalone described Mother's depression phase as extended sleeping during the day. Mother was hospitalized in April 2023 after being 302'd. Mother voluntarily remained in the hospital for five days before leaving. Thereafter, Mother lived at the Safe Harbor shelter in West Chester. Children were not permitted at the shelter, so J.B. remained with Ms. Pastalone. Ms. Pastalone testified that daycare was not an option as neither she nor Ms. Paoletti could enroll Child in daycare because they were not his legal guardians.

Ms. Pastalone described J.B. as a "happy child," but he exhibits bouts of anger and frustration where he hits people and animals. Ms. Pastalone believed that an evaluation from CCIU would be beneficial for Child.

Ms. Pastalone testified that J.B. had been diagnosed with asthma; eczema; multiple osteochondroma, explained as bone tumors that grow away from joints and a hereditary condition that Mother also had; and Trevor's disease, explained as bone tumors that grow toward joints. Ms. Pastalone testified that because of the tumors, Child had been unable to wear shoes since Fall 2022. A growth on his left foot caused a lesion and pain. In February 2023, the left foot lesion became infected. Ms. Pastalone is a nurse, and she recommended that Mother take J.B. to the doctor. She volunteered to drive, but Mother did not go. Ms. Pastalone had taken both Mother and Child to medical appointments before; Mother did not have a car or a driver's license. Ms. Pastalone gave information to Mother regarding how to treat the infection, which ultimately resolved after several weeks. She had photos of the infected area, but she did not know what, if anything, Mother did to treat the infection.

Ms. Pastalone took J.B. to see an orthopedic surgeon at Children's Hospital of Philadelphia ("CHOP") on April 21, 2023. Mother did not attend the appointment. At that time, surgery was recommended to remove tumors from Child's left foot, left knee, and right hand. A second appointment was scheduled with the hand surgeon in July 2023 to determine whether the tumor removal could be accomplished in one surgery or if two separate surgeries would be required. Ms. Pastalone testified that J.B. cannot get a surgical procedure without Mother present to sign consent forms. She acknowledged that Mother had scheduled the appointments with both surgeons; Ms. Pastalone was not permitted to schedule them. Ms. Pastalone testified that she does not have J.B.'s insurance card; Mother reported to her that it was lost. Ms. Pastalone was able to take Child to the orthopedist without the insurance card because it was "on file."

Ms. Pastalone testified that she has concerns regarding J.B.'s speech; previously his pediatrician had recommended speech therapy, but Mother had not scheduled an evaluation. Ms. Pastalone was able to take Child to the pediatrician without the insurance card because it was "on file" with Nemours in Exton. Ms. Pastalone acknowledged that she was permitted to schedule Child's most recent pediatrician appointment. Ms. Pastalone has been unable to schedule an appointment to take J.B.

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to the dentist; she is not his legal guardian and does not have his insurance card.

Mother previously received disability payments, and at one point Ms. Pastalone had received those funds as a representative payee. Ms. Pastalone was removed as a representative payee, and Mother has not contributed to J.B.'s care since he has been living with Ms. Pastalone. Ms. Pastalone believed that Mother failed to properly maintain her paperwork and may not be currently receiving disability payments.

Ms. Pastalone testified that in April 2023, Mother was again staying with Ms. Paoletti. Ms. Paoletti told Ms. Pastalone that she found J.B. with "adult dose melatonin gummies," which Ms. Paoletti believed had been left in an accessible location by Mother.

Ms. Pastalone had some contact with J.B.'s caseworker. She testified that the caseworker expressed concerns to her regarding Child's foot. Ms. Pastalone testified that J.B.'s caseworker had also expressed concerns to Ms. Paoletti after visits to Mother's apartment. These concerns included J.B. "running around unsupervised" and observing marijuana within his reach.

Ms. Pastalone testified that J.B. slept on an air mattress on her bedroom floor. Her three-year-old single-family home is in good condition and has electricity, air conditioning, heat, and running water. Petitioners do not abuse alcohol, abuse Child, or use inappropriate discipline. They have J.B. on a schedule, read to him, play with him, and keep him fed and clothed. Petitioners ensure that he is supervised during the day and has necessary medications for his asthma.

On July 10, 2023 the Agency presented the testimony of Caseworker Juliet Petrin. Ms. Petrin was assigned to the case in July 2022, and she continued to monitor J.B. in both Ms. Pastalone's and Ms. Paoletti's homes. She had no concerns for Child in either household. Ms. Petrin testified that she had no recollection of any conversation with Ms. Paoletti regarding J.B. being left unattended near marijuana.

Ms. Petrin testified that she had discussed Head Start with both Ms. Pastalone and Mother, and Mother was in favor of an evaluation. However, Ms. Petrin acknowledged that there had been no contact with Head Start, perhaps due to the summer break, and Mother had not yet signed any consent forms regarding an evaluation.

Ms. Petrin had communication with J.B.'s providers at CHOP, and she testified that only Mother's verbal consent was needed to schedule surgery for J.B., and one more consultation was needed before surgery could be scheduled. Ms. Petrin also testified regarding her intervention with both J.B.'s pediatrician and pharmacy to ensure petitioner's ability to obtain his asthma inhaler. She was also aware that Child's insurance card was either lost or damaged, and she testified that Mother reported to her that she had ordered a new card.

Ms. Petrin testified that the goals of the Family Service Plan included connecting Mother with mental health services. She was unable to testify regarding what contact, if any, Mother had had with such services to date. Ms. Petrin did confirm that the referral to Life Skills through New Life was not

occurring since provider New Life had closed. She was also unable to provide any testimony regarding Mother's compliance with Friends due to "phone tag."

Discussion

At the outset, this Court must first determine the standard to apply for a determination of whether sufficient facts have been alleged to support the filing of a dependency petition. "The burden of proof in a dependency proceeding is on the petitioner to demonstrate by clear and convincing evidence that a child meets that statutory definition of dependency." In re G., T. Appeal of S.S., 845 A.2d 870, 872 (Pa.Super. 2004), citing In Interest of J.M., 652 A.2d 877, 880 (Pa. Super. 1995), *appeal denied*, 663 A.2d 692 (Pa. 1995). While the standard for a dependency finding is well established, there is no caselaw to provide guidance regarding the proper standard to apply in a Rule 1321 hearing. To that end, this Court is persuaded by a learned colleague in the Chester County Court of Common Pleas, who analogized the standard as similar to a *prima facie* case in criminal court, the level below the requirement of clear and convincing evidence which is required for a finding of dependency. In *In the Interest of: E.P., a Minor*, Judge Binder stated that "this court finds that Petitioner must testify regarding the Application and establish that the allegations would form a sufficient basis for the filing of a petition. To the extent CYF has been granted standing or if another party had standing, it would not be to argue the veracity of the underlying allegations but to question, present evidence, or argue that the allegations as made do not support the filing of a petition. If an application is granted, CYF, the parents/ caregivers, and any other interested party can present the court with evidence and argument at an adjudication hearing and the court will decide whether there should be an adjudication of dependency." See *In the Interest of: E.P., a Minor*, CP-15-DP-8-2023, Order and Memorandum, February 24, 2023, pp. 12-13. The accuracy of the alleged facts or the credibility of the witnesses who testify to the alleged facts are not the focus at this stage. It is at the time of the adjudication itself that Petitioners are put to their proofs, and evidence in support of Petitioners' claims can be challenged both on cross-examination and through the presentation of contrary evidence. It is at that time that the court must determine whether the burden of clear and convincing evidence is met.

It is clear that the testimony of Ms. Pastalone as outlined above clearly establishes allegations sufficient to support a dependency petition and potential adjudication of Child as dependent pursuant to 42 Pa.C.S. § 6302 – defining a "Dependent Child" in part as a child "without proper parental care or control, subsistence, education as required by law, or other care or control necessary for his physical, mental, or emotional health, or morals."

Ms. Petrin's testimony, while relevant, did nothing to contradict that there were sufficient facts to support a filing. Testimony regarding consent to surgery, Head Start, access to marijuana, intervention with medical providers, the status of J.B.'s insurance card, and Mother's level of communication, if any, with mental health

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providers, to the extent that such testimony contradicted Ms. Pastalone, would be for this court to reconcile and make credibility determinations at the adjudication hearing. Further, it would be for this court to weigh any testimony in light of the clear and convincing evidence standard at the adjudication hearing and prior to any finding of dependency.

It appears to this court that the Agency is confusing the purpose of the Application hearing with the purpose of the dependency hearing itself. The goals of each hearing are different, and logically, the standards of proof to be applied are different. It is at the adjudication hearing where the Agency is free to present testimony regarding whether J.B. is a dependent child. At the time of the adjudication hearing, J.B. may be reunited with Mother in a different shelter; Mother may have attended subsequent appointments regarding J.B.'s surgery and provided proper consents; Mother may have engaged with mental health supports and become stable on medications. It is not for this court to speculate regarding the quality or quantity of evidence to be presented at a later hearing. However, the allegations at this stage are more than sufficient to support a finding that the Application to File a Dependency Petition was properly granted.

As is evident by the testimony summarized above, if proven at an adjudication hearing, the allegations may be sufficient to support a finding of dependency. Therefore, based upon the above statement, the appeal should be dismissed.

BY THE COURT:

/s/ ANALISA SONDERGAARD, J.

DATE: July 31, 2023

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2023-01850-NC

NOTICE IS HEREBY GIVEN that the name change petition of Emma Jane Harmon was filed in the above-named court and will be heard on Monday, November 20, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Wednesday, September 20, 2023
Name to be changed from: Emma Jane Harmon to: Emma Jane Ryan
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2023-02101-NC

NOTICE IS HEREBY GIVEN that the name change petition of Grace Jafolla was filed in the above-named court and will be heard on Monday, October 16, 2023 at 2:00:00 PM, in Courtroom 16 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, March 24, 2023
Name to be changed from: Grace Jafolla to: Grace Romano

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2023-07047-NC

NOTICE IS HEREBY GIVEN that the name change petition of Robert Bielawski was filed in the above-named court and will be heard on Monday, December 11, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, September 15, 2023
Name to be changed from: Robert Bielawski to: Robert Damian Bielawski
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2023-07310-NC

NOTICE IS HEREBY GIVEN that the name change petition of Zachary Michael Block was filed in the above-named court and will be heard on Friday, September 22, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, September 22, 2023
Name to be changed from: Zachary Michael Block to: Riley Noelle Block
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2023-07115-NC

NOTICE IS HEREBY GIVEN that the name change petition of Gajendra Babu Santhanam on behalf of minor child Navyasri Gajendra was filed in the

above-named court and will be heard on Monday, October 23, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, September 19, 2023

Name to be changed from: NAVYASRI GAJENDRA to: NAVYASRI BEERAM

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

BEARD, Catherine Mary, late of North Coventry Township. Connor Beard, 13 Halteman Rd., Pottstown, PA 19465, care of STEVEN M. ZELINGER, Esquire, 1650 Market St., Ste. 3600, Philadelphia, PA 19103, Administrator. STEVEN M. ZELINGER, Esquire, Steven M. Zelinger, LLC, 1650 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

BURG, James R., late of Westtown Township. Debora A. Dello Buono, 207 Piedmont Road, West Chester, PA 19382, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Rd., Bldg 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Rd., Bldg 400A, West Chester, PA 19380, atty.

CARROLL, Michael D., a/k/a Mike Carroll, late of East Goshen Township. Mary E. Giacobetti, 124 Laurel Ln., Broomall, PA 19008, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, Executrix. CAROL R. LIVINGOOD, Esquire, Timeony Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

CHABAN, James, a/k/a James Daniel Chaban, James Gerard Chaban and Jamie Chaban, late of Uwchlan Township. Lisa Ann Chaban, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

Letters Testamentary have been granted in the Estate of **BARBARA M. DISTEFANO**, late of West Goshen Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay.

Wendy Morgan, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, Attorney.

DUNFEE, Sharon Ann, late of West Grove Township. L. Peter Temple, Esquire, care of DON B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DON B. LYNN, JR, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

EVANS, Jennie M., late of Oxford. Scott Townsend, care of IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

FETTERMAN, David B., a/k/a David Baer Fetterman, late of West Grove. Mark D. Fetterman, 749 Wallingford Road, Lititz, PA 17543, care of JENNIFER MEJIA, Esquire, 1390 W. Main Street, Ephrata, PA 17522, Executor. JENNIFER MEJIA, Esquire, Mejia Law Group, 1390 W. Main Street, Ephrata, PA 17522, atty.

FITZGERALD, Clyde E., late of Downingtown Borough. David C. Fitzgerald, 424 Hilltop Circle, Glenmoore, PA 19343, care of CHARLES A. RICK, Esquire, 933 N. Charlotte St., Ste. 3B, Pottstown, PA 19464, Executor. CHARLES A. RICK, Esquire, Rick Law LLC, 933 N. Charlotte St., Ste. 3B, Pottstown, PA 19464, atty.

GENTHER, Robert Philip, a/k/a Robert P. Genter, R. Philip Genter and Philip Genter, late of East Goshen Township. Brendan Genter, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Administrator. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

GRADY, V. Harry Paul, late of Caln Township. Harvey Paul Grady, IV, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Administrator. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

HEDRICK, Nancy J., late of New Garden Township. Richard A. Hedrick and George R. Hedrick, Jr., care of DONALD B. LYNN JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HELVIG, Joyce M., a/k/a Joyce Marie Helvig, late of East Brandywine Township. Cheryl L. McMenamin, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executors. JANIS M. SMITH, Esquire, Firm, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

KEEFE, Frank P., late of Caln Township. Tierney M. Keefe, care of JAMES H. LUTZ, Esquire, 1765 Narrows Hill Road, Upper Black Eddy, PA 18972, Executrix. JAMES H. LUTZ, Esquire, Lutz & Associates, 1765 Narrows Hill Road, Upper Black Eddy, PA 18972, atty.

KELLY, ALVY L., late of West Whiteland Township. Steven L. Kelly, care of RICHARD T. FRAZIER, Esquire, 1200 Liberty Ridge Dr., Ste. 200, Wayne, PA 19087-5569, Executor. RICHARD T. FRAZIER, Esquire, Saul Ewing LLP, 1200 Liberty Ridge Dr., Ste. 200, Wayne, PA 19087-5569, atty.

KOSMOWSKI, Rose Marie, a/k/a Rose M. Kosmowski and Rose Kosmowski, late of Coatesville. Edward Kosmowski, 177 Christina Landing Drive, Wilmington, DE 19801, Executor.

LAFFERTY, Betty Jane, late of West Grove. Karen Hellstern, 5 Hillcrest Lane, North East, MD, 21901, care of LEO WHITE, Esquire, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460, Administrator. LEO WHITE, Esquire, Law Offices of Leo T. White, LLC, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460, atty.

MASTRANGELO, Michael J., late of West Goshen Twp.. Hollie Myers and Linda Mastrangelo Boucher, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrices. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

POTTER, Ralph, late of East Brandywine Township. Susan Livermore, 925 E. McKinley Street, Chambersburg, PA 17201 and David L. Summers, 426 Corner Ketch Road, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SATINSKY, Stephen J., a/k/a Stephen Jay Satinsky, late of West Goshen Township. Jennifer Rebecca

Kratsa and Jessica Rice, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrics CTA., DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SCHMIDT, Pearl E., late of Phoenixville. Kathleen Schmidt, 916 Woodlawn Ave., Phoenixville, PA 19460, Executor.

SCOGGINS, Laurie G., late of East Vincent Township. Pamela S. Abbott, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Administratrix. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

SMITH, Irving W., late of Caln Township. Danielle Smith-Daywalt, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executrix. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

SMITH, Janet A., late of West Goshen Township. Rosemary W. Smith, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

SNAPPER, Joan W., late of West Whiteland. Steven Snapper, 190 Beach 128th St., Belle Harbor, NY 11694, Executor.

THOMPSON, Ana D., late of Easttown Township. Ana A. Thompson and Julia O. Lawson, care of ERICA A. RUSSO, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrices. ERICA A. RUSSO, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

WELBURN, Donna Joyce, late of Easttown Township. Clarke Welburn, care of LAURA M. TOBEY, Esquire, 229 W. Wayne Ave., Wayne, PA 19087, Administrator. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087, atty.

WILHELM, Joan Mae, a/k/a Joan M. Wilhelm late of Penn Township. Cheryl Kowba, care of KATHRYN OTT, Esquire, Four Glenhardie Corporate Center, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. KATHRYN OTT, Esquire, Palmarella, Curry & Raab, P.C., Four Glenhardie Corporate Center, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

WILLIS, JR., David P., late of East Caln Township. Brian M. Willis, 1317 Telegraph Rd., Coatesville, PA 19320, care of MICHAEL P. BROADHURST, Esquire, 1339 Chestnut St., 5th Fl., Philadelphia, PA 19107, Executor. MICHAEL P. BROADHURST, Esquire, Weir Greenblatt Pierce LLP, 1339 Chestnut St., 5th Fl., Philadelphia, PA 19107, atty.

ZIMMERMAN, Jeffrey Collins, a/k/a Jeffrey C. Zimmerman, late of Easttown Township. Jason Zimmerman, care of MARIANNA F. SCHENK, Esquire, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, Executor. MARIANNA F. SCHENK, Esquire, Bala Law Group, LLC, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, atty.

2nd Publication

AGRESTA, Carole M., late of Coventry Twp.. Craig D. Rittase and William P. Agresta, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ARNOLD, Joyce D., late of Pottstown. Craig Goodman, 312 Ebelhare Rd., Pottstown, PA 19465, Executor.

BASLER, Christina Natalie, late of West Chester. Ralph Basler, 6476 Autumn Woods Way, Sarasota, FL 34243, Executor.

BEALER, Grace E., late of East Coventry Twp. John H. Bealer, care of NICOLE C. MANLEY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512, atty.

BUNTING, Joseph G., late of Borough of West Grove. George Bunting, 24 Arenta Street, Saint Augustine, FL 32084, care of ANNE DeLUCA, Esquire, 3475 West Chester Pike, Suite 200, Newtown Square, PA 19073, Executor. ANNE DeLUCA, Esquire, 3475 West Chester Pike, Suite 200, Newtown Square, PA 19073, atty.

Di STEFANO, Vincent J. a/k/a Vincent J. Di Stefano, Jr., late of Londonderry Township. Teresa A. DiPietro, care of RONALD A. LUONGO, Esquire, 15 Paoli Plaza, Ste. H, Paoli, PA 19301, Executrix. RONALD A. LUONGO, Esquire, Luongo Law Center, P.C., 15 Paoli Plaza, Ste. H, Paoli, PA 19301, atty.

FEATHERSTONE, James J., late of East Goshen Township. Erin Featherstone Trow, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

FORREST, Helen M., late of East Whiteland Township. Robert E. Forrest, 508 S Walnut Street, West Chester, PA 19382, care of KEVIN J. CONRAD, Esquire, 24 E. Market Street, West Chester, PA 19381, Executor. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

GOSTOMSKI, Peter A., late of Spring City. Lynn Reinhart, 49 Eleanor Drive, Spring City, PA 19475, Executor.

HUFF, Dorothy S., late of East Goshen Township. Meredith J. Fleck and Shelby Fleck Slayton, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrices. STACEY WILLITS McCONNELL, Esquire, LAMB McErlane P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

JOHANNESSEN, Robert A., late of West Brandywine Township. Susan A. Costenbader, 14546 Kelson Circle, Naples, FL 34114, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19380, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19380, atty.

LUTERAN, Mary V., a/k/a Mary Virginia Luteran, late of West Vincent Township. Janice L. Hess, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MARSON, JR., Louis Mario, late of Kennett Township. Louis M. Marson, III, care of ROBERT A. COHEN, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executor. ROBERT A. COHEN, Esquire, Riley Riper Hollin & Colagregco, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

McALEER, JR., Edward Francis, late of Tredyfrin Township. Deborah McAleer, care of LAURA M. TOBEY, Esquire, 229 W. Wayne Ave., Wayne, PA 19087, Executrix. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087, atty.

McEWING, Ruth Ellen, late of Parkesburg Borough. Walter James McEwing, Jr., 802 Schoff Road, Atglen, PA 19310, care of ARTHUR L. SAGNOR III, Esquire, 144 W. Market Street, West Chester, PA 19382, Executor. ARTHUR L. SAGNOR III, Esquire, Lachall, Cohen & Sagnor, LLP, 144 W. Market Street, West Chester, PA 19382, atty.

PETE, James Michael, a/k/a J. Michael Pete, late of East Whiteland Township. Rex Buhmester, care of JAY G. FISHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

PHIEL, Brian G., late of Oxford Township. Kelli E. Roberts, 432 Oley Street, Reading, PA 19601, care of BRETT M. FEGELY, Esquire, 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, Administrator. BRETT M. FEGELY, Esquire, Hartman, Valeriano, Magovern & Lutz, P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, atty.

PRICE, Jo Ann, late of Tredyffrin Township, Berwyn. Andrew H. Dohan, Esquire, care of ANDREW H. DOHAN, Esquire, 460 East King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 East King Road, Malvern, PA 19355-3049, atty.

RICHEY, Mark V., late of Spring City. Paul T. Richey, 2447 Prospect Road, Washington Boro, PA 17582, care of LINDSAY A. CASADEI, Esquire, 363 West Roseville Road, Lancaster, PA 17601, Executor. LINDSAY A. CASADEI, Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

SANTANA, Juan Camacho, late of West Chester Borough. Lydia Garcia, 512 W. Gay Street, West Chester, PA 19380, care of KEVIN J. CONRAD, Esquire, 24 E. Market Street, West Chester, PA 19381, Executrix. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

SCIARRETTA, Pamela M., late of Honey Brook Township. Valerie Mendenhall, 108 Jackobs Dr., Coatesville, PA 19320, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

SHMUKLER, Joel Mark, late of Tredyffrin Township. Jennifer Dickman (a/k/a Jennifer Daigle), 615 Corbett St., Unit 7415, Morrisville, NC 27560,

care of S. STACY MOGUL, Esquire, 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, Executrix. S. STACY MOGUL, Esquire, Heiligman and Mogul, P.C., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, atty.

TIFFANY, Jane Croll, late of Downingtown. David Tiffany, 10 W Bridlewood Drive, New Hope, PA 18938, Executor.

TREGO, Cynthia W., late of Honey Brook Borough. Kenneth A. Vandegriff, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

WHITNEY, SR., Warren Bradley, late of Schuylkill Twp.. Sandra J. Whitney, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

YOUNG, Sally S., a/k/a Sally Schmidt Young, late of West Brandywine Township. Thomas William Young, Sally Y. Yacka and Deborah Young Thornton, care of ADAM GRANDWETTER, Esquire, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, Executors. ADAM GRANDWETTER, Esquire, Royer Cooper Cohen Braunfeld LLC, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, atty.

3rd Publication

ARNOLD, Jo Ann Joyce, a/k/a Jo Ann J. Ogborn and Jo Ann Ogborn, late of East Brandywine Township. De Anna Ousey, 270 Jefferis Road, Downingtown, PA 19335, care of DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executrix. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

BAILEY, Ieva, late of East Goshen Township. Egils Malmanis, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Administrator. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

BARNETT, Jean Boswell, late of West Goshen Township. Brenda B. JAackson and Bronwen R. Barnett, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Ches-

ter, PA 19381-0565, Executrices. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

BENNETT, BRUCE I., late of East Coventry Township. Bonnie W. Bennett, care of R. DOUGLAS GOOD, Esquire, 132 W. Main St., New Holland, PA 17557, Executrix. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 W. Main St., New Holland, PA 17557, atty.

BERGERON, Robert Leo, late of Uwchlan Township. Leslie Bryant, 101 Nicolson Dr., Downingtown, PA 19335, Executor.

CLARK, Eileen M., late of Penn Township. Robert J. Clark, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

DeGEISO, Richard C., late of West Goshen Township. Paul DeGeiso, 3051 Thompsom Road, Telford, PA 18969, care of DENISE M. CORDES, Esquire, 27 South State Street, Newtown, PA 18940, Executor. DENISE M. CORDES, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940, atty.

DEWEES, William Richard, a/k/a W. Richard Dewees and Rick Dewees, late of East Coventry Township. Constance B. Corbin-Miller, 1105 Summit Drive, Royersford, PA 19468, Executrix.

GOODMAN, Gerard J., a/k/a Jerry Goodman, late of Phoenixville. Mary T Sullivan, 750 Old Lancaster Rd. B-301, Berwyn, PA 19312, Executor.

GRAYBILL, Sally A., late of Uwchlan Township. Thomas M. Graybill, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, Firm, 311 Exton Commons, Exton, PA 19341-2450, atty.

HERNANDEZ-ALVAREZ, Jose, a/k/a Jose Hernandez Alvarez and José Hernández Álvarez, late of Kennett Township. Nilza Wise, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrix. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

HODICK, Marie K., late of West Whiteland Township. Jerry L. Johnson, 211 Folin St., Coatesville, PA 19320, Executor.

HORN, Cecilia A., late of West Bradford Town-

ship. James T. Horn, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

IVEY, Elizabeth, late of Willistown Township. John A. Reason, care of CARRIE A.S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executor. CARRIE A.S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

KEEN, Robert Melvin, late of East Coventry Township. Kathy K. Hodge, 1098 Schoolhouse Road, Pottstown, PA 19465, Executrix.

KEITHLEY, Kathryn Ditton, late of Tredyffrin Township. Ross Keithley, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

LIGO, Nancy Gordon, a/k/a Nancy G. Ligo, late of Kennett Township. Janet L. Robertson, 1186 Avonlea Circle, Glen Mills, PA 19342, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Executrix. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

LONG, Robert B., late of West Chester. Ms. Sandra Long DiPasqua, 1413 Appleberry Way, West Chester, PA 19382, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chaddsford, PA 19317, Administrator. DONALD J. WEISS, Esquire, Firm, 6 Dickinson Drive, Suite 110, Chaddsford, PA 19317, atty.

LYLES, GLORIA A., a/k/a Gloria Lyles, late of Tredyffrin Township. Earlean Susman, 610 E. Roberts St., Norristown, PA 19401, care of MARK S. HARRIS, Esquire, 920 Lenmar Dr., Blue Bell, PA 19422, Executrix. MARK S. HARRIS, Esquire, Warren, McGraw & Knowles, LLC, 920 Lenmar Dr., Blue Bell, PA 19422, atty.

MARCZYK, Charles J., late of Willistown Township. Geoffrey R. Marczyk, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MOULDEN, Janice I., late of Oxford Borough. Adrienne R. Kinsey, 2425 W. Parris Dr., Wilmington, DE 19808, care of ANITA M. D'AMICO, Esquire,

65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

Letters Testamentary have been granted in the Estate of **GIULIANA PEZZOPANE**, late of Honey Brook Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay. Claudio Pezzopane, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

PICCONI, Christopher Anthony, late of Willistown Township. Francine D. Piccone, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PICCONI, Dante E., late of Wallace Township. Francine D. Piccone, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

RACITI, Andrea Arles, a/k/a Andrea A. Raciti, and Andrea Raciti, late of Chester Springs. Denise King, 14 Westhampton Drive, Wilmington, DE 19808, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, atty.

REIHL, Muriel E., late of West Whiteland Township. Cheryl Anne Reihl, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, PINE & PINE, LLP, 104 S. Church St., West Chester, PA 19382, atty.

RUPPERT, Charles Vincent, late of Coatesville. Eileen Fox, 40 Windswept Lane, Honey Brook, PA 19344, care of Ryan J. Griffin, Esquire, 623 N. Pottstown Pike, Honey Brook, PA 19344, Executrix. Ryan J. Griffin, Esquire, Griffin and Von Urrf, LLC, 623 N. Pottstown Pike, Honey Brook, PA 19344, atty.

STARKEY, Brenda A., late of Tredyffrin Township. Lynne S. Dawson, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA

19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

STEVENS, Thomas Nelson, a/k/a Thomas N. Stevens, late of London Grove Township. Diane F. Stevens, 3 Williams Way, Avondale, PA 19311, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

TAYLOR, Stewart F., a/k/a Stewart Frazer Taylor and Stewart Taylor, late of West Bradford Township. Bruce B. Taylor, 1509 Markan Dr. NE, Atlanta, GA 30306 and Robin F. Delehanty, 51 Gordon Rd., Essex Fells, NJ 07021, care of VANCE E. ANTONACCI, Esquire, 570 Lausch Ln., Ste. 200, Lancaster, PA 17601, Administrators. VANCE E. ANTONACCI, Esquire, McNees Wallace & Nurick, LLC, 570 Lausch Ln., Ste. 200, Lancaster, PA 17601, atty.

TEETSEL, Raymond H., late of Downingtown. Lee Teetsel, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Executor. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

VENUTE, Nancy Ada, late of Tredyffrin Township. Deborah Anne Kapchan, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Executrix. G. ELIAS GANIM, Esquire, McLaughlin Ganim, LTD., P.O. Box 494, Paoli, PA 19301-0494, atty.

WARLICK, Catherine Adele R., a/k/a Adele Warlick, late of Willistown Township. David R. Warlick and Alfred C. Warlick, IV, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administrators. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

WESTPHAL, Rainer J., a/k/a Rainer John Westphal, late of Easttown Township. Stefanie Westphal Thompson, 24 Lakewood Dr., Media, PA 19063, care of W. STEVEN WOODWARD, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executrix. W. STEVEN WOODWARD, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

3:17 Arts, with its principal place of business at 82 Walnut Drive, Parkesburg, PA 19365. The application has been (or will be) filed on: Monday, June 12, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jessica Klob, 82 Walnut Drive, Parkesburg, PA 19365.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 9/5/2023, for:

THE MACCAULEY FOUNDATION

4333 STEELVILLE ROAD
ATGLEN, PA 19310

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

1st Publication of 3**TRUST NOTICE**

Ferdinand Thun Revocable Trust, Settlor, now deceased, dated 1/14/1998, late of Kennett Square, Chester County Pennsylvania. The Co-Trustees request that all persons having claims or demands against the Trust or the Settlor to make known the same, and all persons indebted to the Settlor to make payments without delay, to:

Elizabeth M. Thun and Kristen T. Dunn, Co-Trustees

c/o Fitzpatrick Lents & Bubba, P.C.

Two City Center

645 West Hamilton Street, Suite 800

Allentown, PA 18101

Or to their attorney at the above address.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, October 19th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday November 20th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 23-10-283

Writ of Execution No. 2022-02969

DEBT \$86,034.32

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JEAN CAVUTO KIRKEL AND RUTH CAVUTO, KNOWN HEIRS OF THE ESTATE OF ANDREA J. CAVUTO OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF EAST CALN, COUNTY OF CHESTER, AND COMMON-

WEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 100 WINDING WAY, UNIT A-13, DOWINGTOWN, PA 19335. DEED BOOK VOLUME 2959, PAGE 573, AND PARCEL NO 40-2-512.

TAX PARCEL NO 40-2-512

PLAINTIFF: S&T Bank, successor to DNB First National Association

VS

DEFENDANT: Jean Cavuto Kirkel and Ruth Cavuto, Known Heirs of the Estate of Andrea J. Cavuto, and the Unknown Heirs, Executors, and/or Administrators of the Estate of Andrea J. Cavuto

SALE ADDRESS: 100 Winding Way, Unit A-13, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **GRENE & BIRSIC, P.C. 412-281-7650**

SALE NO. 23-10-284

Writ of Execution No. 2023-02914

DEBT \$518,569.76

ALL THAT CERTAIN parcel of land, situate in the Township of West Whiteland and West Goshen, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 7, on “Final Existing Features Plan, Subdivision Plan for J.B. Brandolini”, prepared by Edward B. Walsh & Associates, Inc, Civil Engineers and Land Surveyors, Exton, Pennsylvania, dated August 27, 2017, last revised June 26, 2019, Project No. 3215, being Sheet 2 of 11, recorded 1/28/2020 in Document 20679-1; and being more fully described as follows:

Beginning at a point on the Northeasterly side of Carver Way (50.00 feet wide) said point being the Westernmost terminus of a round comer connecting the Northeasterly side of Carver Way with the Northwesterly side of legal right of way line of Kirkland Avenue (T-222) (100 feet wide, at

this point) and place of beginning; thence extending along the Northeasterly side of Carver Way, on the arc of a circle curving to the left having a radius of 4273.23 feet the arc distance of 88.78 feet to a point, a corner of Lot 6; thence extending along Lot 6 North 56 degrees 26 minutes 30 seconds East 233.33 feet to a point on the Southwesterly legal right of way line of limited access of Route 100 Bypass (SR 1060) (220 feet wide); thence extending along same the two (2) following courses and distances; thence (1) South 66 degrees 32 minutes 21 seconds East 142.04 feet to a point; thence (2) South 23 degrees 27 minutes 39 seconds West 20.00 feet to a point on the Northwesterly legal right of way line of Kirkland Avenue (120 feet wide, at this point); thence extending along same, the three (3) following courses and distances: thence (1) South 58 degrees 47 minutes 19 seconds West 129.70 feet to a point; thence (2) South 31 degrees 12 minutes 41 seconds East 10.00 feet to a point; thence (3) South 58 degrees 47 minutes 19 seconds West 126.49 feet to a point of curve; thence (4) on the arc of a circle curving to the left, having a radius of 40.00 feet the arc distance of 62.00 feet to a point on the Northeasterly side of Carver Way, aforesaid: being the first mentioned point and place of beginning.

Being known as Lot 7 on the above mentioned Plan. Containing 35,319 square feet (more or less).

BEING THE SAME PREMISES which RB Dwellings, LLC a PA Limited Liability Company, by Deed dated December 18, 2020 and recorded January 12, 2021 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 10409 Page 1004 granted and conveyed unto David P. Gagliardi and Jeanette M. Gagliardi in fee.

UPI #41-8-212.7

PLAINTIFF: SAILFISH SERVICING, LLC

VS

DEFENDANT: **David P. Gagliardi and Jeannette M. Gagliardi**

SALE ADDRESS: 1301 Carver Way, West Chester, PA 19380

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

SALE NO. 23-10-285

Writ of Execution No. 2022-05307

DEBT \$206,372.21

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THORNDALE HEIGHTS DIVISION NO. 2, ALSO CALLED LOUANNA SPRINGS, LOCATED IN CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

BEING PARCEL NUMBER:
3904L01140000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: MORTGAGE ASSET MANAGEMENT, LLC

VS

DEFENDANT: **THOMAS L. HECKERT**

SALE ADDRESS: 208 Embreeville Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHULTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 23-10-286

Writ of Execution No. 2023-02509

DEBT \$183,179.52

Property situate in the WEST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR# 50-01-0018.030

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **JESSICA BRADY**

SALE ADDRESS: 1514 Hillcrest Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 23-10-287

Writ of Execution No. 2014-00601

DEBT \$255,328.60

Property situate in the TOWNSHIP OF CALN, CHESTER County, Pennsylvania, being

BLR# 39-4-101.3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ PASS- THROUGH TRUST EBO 1 FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2017-2

VS

DEFENDANT: **JEFFREY SNYDER & DENISE SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 23-10-288

Writ of Execution No. 2022-07692

DEBT \$416,394.03

Property situate in the EAST BRANDY-WINE TOWNSHIP, CHESTER County, Pennsylvania, being

BLR# 30-2N-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LOANDEPOT.COM, LLC

VS

DEFENDANT: **MARISSA B. DONNELL**

SALE ADDRESS: 1370 Horseshoe Pike, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 23-10-289

Writ of Execution No. 2022-02033

DEBT \$43,355.99

PROPERTY SITUATE IN TOWNSHIP OF CALN

SOLD AS THE PROPERTY OF: JENNIFER HOLMES Solely in Her Capacity as Heir of CONSTANCE HOLMES AKA CONSTANCE L. HOLMES, Deceased and The Unknown Heirs of CONSTANCE HOLMES AKA CONSTANCE L. HOLMES, Deceased

TAX ID/ UPI PARCEL NO. 3903L00470000 / 39-3L-47

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY

VS

DEFENDANT: **JENNIFER HOLMES Solely in Her Capacity as Heir of CONSTANCE HOLMES AKA CON-**

STANCE L. HOLMES, Deceased

SALE ADDRESS: 1410 Harmony Street,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 23-10-290

Writ of Execution No. 2019-08173

DEBT \$261,627.91

PROPERTY SITUATE IN BOROUGH
OF DOWNINGTOWN TAX ID/ UPI
PARCEL NO. 11-05-0090/ 11-5-90

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: U.S. BANK TRUST NA-
TIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLE-
LY AS OWNER TRUSTEE FOR RCF 2
ACQUISTION TRUST

VS

DEFENDANT: **SHARON L. WIL-
LIAMS**

SALE ADDRESS: 219 Whiteland Ave-
nue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 23-10-291

Writ of Execution No. 2022-03978

DEBT \$153,802.27

ALL THAT CERTAIN tract of land with
improvements thereon erected known
as Lot No.8 on a Plan of Lots Walter M.
Appleton, et ux, situated in West Caln
Township, Chester County, Pennsylva-
nia, bounded described and according to a
new description made by J.W. Harry, C.E.,
June 29,1956, as follows: BEGINNING
at a point in the South line of a street 33
feet wide, to be called Lake View Drive on
said plan of lots of Walter M. Appleton, et

ux, distant 330 feet measured N 83° 33'W,
along said South line of Lake View Drive
from a point in or near the middle of a pub-
lic road leading from Coatesville to Wag-
ontown, said point of beginning being at
the northwest corner of Lot No.7 as shown
on said lot plan; thence along the westerly
line of said Lot No. 7, S 6° 27'W, 200.34
feet to a point in the North line of land of
Sara E. Mallalieu; thence along the same,
N77° 48' 30"W, 100.92 feet to a point in
the easterly line of land of John C. Pyle;
thence along the same, N21°W, 191.85
feet to a point, a corner of a turnaround for
the said Lake View Drive; thence along
the same for the following 2 courses and
distances: (1) S83°33'E, 60 feet to a point;
(2)N6°27'E, 20 feet to a point in the South
line of Lake View Drive aforesaid; thence
along the same,S83°33'E, 128.83 feet to
the place of Beginning.

CONTAINING 27,705 square feet of land,
be the same more or less.

BEING the same premises, which Kath-
ryn M. Shrik by Deed dated February
27, 1998, and recorded in the Office of
Recorder of Deeds of Chester County on
March 24, 1999 at Book 4531, Page 1173
granted and conveyed unto Susanna Varga.

TAX PARCEL NO.: 28-09B-0015

PLAINTIFF: Wells Fargo Bank, National
Association, as Trustee for Ownit Mort-
gage Loan Trust, Mortgage Loan Asset-
Backed Certificates, Series 2006-2

VS

DEFENDANT: **Susanna Varga a/k/a Su-
sanna M. Varga**

SALE ADDRESS: 108 East Clearview
Drive, Coatesville, PA 19320-1729

PLAINTIFF ATTORNEY: **STERN &
EISENBERG 215-572-8111**

SALE NO. 23-10-292

**Writ of Execution No. 2022-10354
DEBT \$429,695.23**

PROPERTY SITUATE IN TOWNSHIP OF HONEYBROOK TAX PARCEL # 22-03-0061.160

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LSF11 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 23-10-293

**Writ of Execution No. 2023-02046
DEBT \$324,708.86**

PROPERTY SITUATE IN BOROUGH OF OXFORD TAX PARCEL # 6-2-13

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE2, ASSET-BACKED CERTIFICATES SERIES 2007-HE2

VS

DEFENDANT: **OLEN B. HOLCOMB & FAITH C. HOLCOMB**

SALE ADDRESS: 701 Lincoln Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 23-10-294

**Writ of Execution No. 2020-02652
DEBT \$178,488.25**

ALL THAT CERTAIN lot or piece of ground Situate in Upper Uwchlan Township Chester County and Commonwealth of Pennsylvania, bounded and described according to a Plan of Edgefield, drawn by Engineering Design Consultants, Inc., dated 8/2/1995 and recorded 2/8/1996 said Plan recorded in Chester County as Plan No. 13281 as follows to wit:

BEGINNING at a point on the Southwesterly side of Conestoga Road, a corner of land of Robert P. Barth as shown on said Plan; thence from said point of beginning, along the said Southwesterly side of Conestoga Road the three (3) following courses and distances (1) South 72 degrees 22 minutes 54 seconds East, 186.20 feet (2) South 73 degrees 15 minutes 20 seconds East, 68.04 feet to a point of curve (3) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 54.98 feet to a point on the Northwesterly side of Highview Road; thence along Northwesterly side of Highview Road the two (2) following courses and distances: (1) South 16 degrees 44 minutes 40 seconds West, 5028 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 135.49 feet to a corner of Lot No. 23; thence along Lot No. 23 North 45 degrees 01 minutes 34 seconds West, 299,83 feet to a point in line of lands of Robert P. Barth; thence along said lands of Robert P. Barth North 22 degrees 26 minutes 00 seconds East, 77.29 feet to the first mentioned point and place of beginning. BEING Lot No, 22 as shown on said plan.

BEING THE SAME PREMISES which Kulwinder Singh, by Deed dated 09/02/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 09/07/2016 in Deed Book Volume 9385,

Page 47, In Instrument No. 11495191 granted and conveyed unto James T. Gibbons and Jennifer Gibbons a/k/a Jennifer A. Gibbons.

PARCEL# 32-3-54.080

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TCF NATIONAL BANK
VS

DEFENDANT: **James T. Gibbons & Jennifer Gibbons a/k/a Jennifer A. Gibbons**

SALE ADDRESS: 23 Highview Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 23-10-295

Writ of Execution No. 2019-05846

DEBT \$124,677.05

ALL THAT CERTAIN property situated in the Township of Londonderry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #46-3-16 being more fully described in a Deed Dated 04/09/1998 and recorded 04/17/1998, Among the land records of the county and state set forth above, in Deed Volume 4334 and Page 1356, Tax Map or Parcel id No: 46-03- 0016

PARCEL NO.: 46-3-16

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven and Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxson Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **STERN & EISENBERG 215-572-8111**

SALE NO. 23-10-296

Writ of Execution No. 2023-00407

DEBT \$42,442.19

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF PROPERTY FOR COUNTY REALTY ASSOCIATES, MADE BY G.D. HOUTMAN AND SON, MEDIA PENNSYLVANIA, DATED 11/7/1972 AND REVISED 2/8/1973, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF WILMINGTON ROAD, WHICH POINT IS MEASURED THE TWO FOLLOWING COURSES AND DISTANCES FROM A POINT MARKING THE INTERSECTION OF THE TITLE LINE IN BED OF STRASBURG ROAD, WITH THE TITLE LINE IN THE BED OF WILMINGTON ROAD; (1) THENCE EXTENDING ALONG THE TITLE LINE IN THE BED OF WILMINGTON ROAD SOUTH TWENTY SEVEN DEGREES, TWELVE MINUTES EAST TWO HUNDRED TWENTY THREE AND SIXTY ONE HUNDREDTHS FEET TO A POINT, AND (2) SOUTH TWENTY THREE DEGREES, TWENTY SEVEN MINUTES EAST FIFTY ONE AND SIXTY TWO ONE HUNDREDTHS FEET TO THE POINT AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND ALONG THE TITLE LINE IN THE BED OF WILMINGTON ROAD, SOUTH TWENTY THREE DEGREES, TWENTY SEVEN MINUTES EAST THREE HUNDRED THIRTY FIVE FEET TO A POINT; THENCE EXTENDING

SOUTH SEVENTY SEVEN DEGREES, FIFTY TWO MINUTES WEST FIVE HUNDRED SIXTY SIX AND SIXTY FIVE ONE HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH EIGHTY DEGREES, TWENTY FIVE MINUTES WEST TWO HUNDRED SEVENTY AND FIFTY SEVEN ONE HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH NINE DEGREES, THIRTY FIVE MINUTES EAST FOUR HUNDRED FORTY TWO FEET TO A POINT; THENCE EXTENDING SOUTH SEVENTY TWO DEGREES FORTY TWO MINUTES, TWENTY SECONDS EAST FOUR HUNDRED FIFTY AND SEVENTY NINE ONE HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH SIXTY SIX DEGREES THIRTY THREE MINUTES WEST TWO HUNDRED FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 6.10 ACRES OF LAND TO BE THE SAME MORE OR LESS.

BEING the same premises which Bruce R. Bradley, Jr and Beth Bradley-Johnson and Richard P. Johnson and Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A, Hass by Deed dated August 8, 2008 and recorded in the Office of Recorder of Deeds of Chester County on August 19, 2008 at Book 750 I, Page385 granted and conveyed unto Bruce R, Bradley, Jr and Beth Bradley-Johnson and Richard P. Johnson and Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A. Hass.

PARCEL NO.: 47-04-0099-110

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Beth Bradley-Johnson, Individually and as administrator to the estate of Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A. Hass A/K/A Carol H. Rudisill A/K/A Carol H. Ray, now deceased and Bruce R. Brad-**

ley, Jr. as administrator to the estate of Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A. Hass A/K/A Carol H. Rudisill A/K/A Carol H. Ray, now deceased and Richard P. Johnson adn United States of America

SALE ADDRESS: 20 Wilmington Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG 215-572-8111**

**SALE NO. 23-10-297
Writ of Execution No. 2018-08306
DEBT \$74,215.50**

All that certain piece or parcel or Tract of land situate in the East Vincent, Chester County, Pennsylvania, and being known as 105 Wilson Road, Phoenixville, Pennsylvania 19460

PARCEL NUMBER: 21-7C-12

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Karin R. Tomasovich & Mark S. Tomasovich a/ka/ Mark Tomasovich**

SALE ADDRESS: 105 Wilson Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

**SALE NO. 23-10-298
Writ of Execution No. 2023-00623
DEBT \$469,521.29**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA

Parcel Number: 530401070300

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **GREG E DONOVAN & INNA V DONOVAN**

SALE ADDRESS: 1421 Ardleigh Circle, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHULTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 23-10-299

Writ of Execution No. 2022-03519

DEBT \$317,023.01

Property to be sold is situated in the borough/township of East Fallowfield, County of Chester and State of Pennsylvania. Parcel Number: 47-04-0063.090

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: **Michael Brownback & Donna Brownback**

SALE ADDRESS: 70 Horizon Drive, East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **CATHERINE APONTE, ESQ. 212-471-5100**

SALE NO. 23-10-300

Writ of Execution No. 2023-01914

DEBT \$196,919.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, CHESTER County, Pennsylvania, bounded and described according to a Plan of Lots 94 - 96 Final Subdivision of

Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan#11474, as follows, to wit:

BEGINNING at an interior point from the Northwesterly side of MacDuff Court, a corner of Limited Common Area; thence extending along same, the 7 following courses and distances: (1) South 56 degrees 25 minutes 28 seconds West, 12.33 feet to a point; (2) North 33 degrees 34 minutes 32 seconds West, 2.33 feet to a point; (3) South 56 degrees 25 minutes 28 seconds West, 11.67 feet to a point; (4) North 33 degrees 34 minutes 32 seconds West, 9.67 feet to a point; (5) South 56 degrees 25 minutes 28 seconds West, 6.33 feet to a point; (6) North 33 degrees 34 minutes 32 seconds West, 4.33 feet to a point and (7) South 56 degrees 25 minutes 28 seconds West, 12.00 feet to a point; thence extending North 33 degrees 34 minutes 32 seconds West, along Lot #95, the distance of 26.00 feet to a point, a corner of Limited Common Area; thence extending along the same, the 4 following courses and distances: (1) North 56 degrees 25 minutes 28 seconds West, 30.00 feet to a point; (2) South 33 degrees 34 minutes 32 seconds East, 16.33 feet to a point; (3) North 56 degrees 25 minutes 28 seconds East, 12.00 feet to a point and (4) South 33 degrees 34 minutes 32 seconds East, 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the plan made by Morris & Ritchie Associates, Inc., aforesaid.

BEING the same premises which Robert L. Duke, IV and Terri L. Graybill, by Deed dated 03/31/2003 and recorded 04/03/2003 in the Office of the Recorder of Deeds in and for the County of Chester

in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr.

UPI NO. 62-5-343

IMPROVMENTS thereon: a single family residence

PLAINTIFF: Louviers Federal Credit Union

VS

DEFENDANT: **John J. Danko, Jr.**

SALE ADDRESS: 805 Macduff Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQUIRE 610-530-2700**

SALE NO. 23-10-302

Writ of Execution No. 2013-04554

DEBT \$113,533.86

ALL THAT CERTAIN lot or parcel of land situated in the London Britain Township , County of Chester, Commonwealth of Pennsylvania , being more fully described in Deed dated November 1, 2007 and recorded in the Office of the Chester County Recorder of Deeds on November 28, 2007, in Deed Book Volume 7312 at Page 597, as Instrument No. 200710804310.

Tax Parcel No. 73-2-25.10

PLAINTIFF: Springleaf Financial Services of Pennsylvania, Inc., FKA American General Consumer Discount Company
VS

DEFENDANT: **Ralph R. Broadwater a/k/a Ralph R. Broadwater, Jr. and Catherine Broadwater ak/a Catherine J. Broadwater**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 23-10-303

Writ of Execution No. 2022-08270

DEBT \$17,638.26

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration plan referred to below as Village Walk Condominium, a Condominium, Village Avenue, Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the Uniform Condominium Act by the Recording in the Office for the Recording of Deeds, in and for the County of Chester, of a Declaration dated 9/29/1981 and recorded 11/13/1981 in Miscellaneous Deed Book 534 page 251 and any/all amendments thereto and a Declaration plan recorded 11/13/1981 in Miscellaneous Deed Book 534 page 251 and any/all amendments thereto, being designated on said Declaration Plan as Unit No. 411 as more fully described in such Declaration plan, Declaration and their respective Amendments, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .8928%.

BEING the same which Laina Elafari, by Deed dated 1/6/2017 and recorded 1/10/2017 in the County of Chester in Deed Book 9472, Page 1156 conveyed unto Stephanie A. Romanoff, as fee simple
Tax Parcel Number: 33-4H-294

PLAINTIFF: Village Walk Condominium Association

VS

DEFENDANT: **Stephanie A. Romanoff**

SALE ADDRESS: 411 Village Walk, Exton, PA 19341

PLAINTIFF ATTORNEY: **MICHELLE J. CUNNINGHAM, ESQUIRE 610-565-4660**

SALE NO. 23-10-304

Writ of Execution No. 2023-01793

DEBT \$171,872.07

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain unit designated as Unit Number 348, being a unit in The Ridings at Chesterbrook, a Condominium, situate in the Township of Tredyffrin and County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act PA, C.S. 3101, et seq by the recording of a Declaration of Condominium of the Ridings of Chesterbrook, a Condominium, dated the 18th day of November, 1981, and recorded in the Office for the Recording of Deeds in and for the County of Chester on the 20th day of November, 1981, in Miscellaneous Deed Book 659, Page 506 and Plots and Plan for the Ridings at Chesterbrook, a Condominium dated the 18th day of November, 1981, and recorded in Exhibit "B" of the Declaration of Condominium of The Ridings at Chesterbrook, a Condominium, in Miscellaneous Deed Book 535, Page 293 and Condominium Plan Book 3774- 84 and amended in Plan File No. 3788- 99.

Together with all right, title and interest being and undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

Together with all rights, title interest into the limited common elements designated for the unit in this condominium and or plots or plans.

BEING THE SAME PROPERTY CONVEYED TO DONNA JEAN CURTIS WHO ACQUIRED TITLE BY VIRTUE

OF A DEED FROM SEAN M. MCALISTER, DATED APRIL 2, 2009, RECORDED APRIL 14, 2009, AT DOCUMENT ID 10917310, AND RECORDED IN BOOK 7638, PAGE 2150, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 4305 10470000

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Donna Jean Curtis AKA Donna J. Curtis**

SALE ADDRESS: 348 New Market Court, Wayne, PA 19087

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

SALE NO. 23-10-305

Writ of Execution No. 2022-06294

DEBT \$212,701.63

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND TAX PARCEL # 41-8B-82

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BRYN MAWR TRUST COMPANY

VS

DEFENDANT: **John A. Ferrie**

SALE ADDRESS: 1306 Murdock Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**